

TO LET / FOR SALE - INDUSTRIAL

FIRST DROVE

Fengate, Peterborough, PE1 5BJ



Key Highlights

- 3,843 to 26,136 sq ft
- Including mezzanine floors of 7,330 sq ft
- Currently trading as a Honda, Kawasaki & Suzuki showroom / workshops
- Large yard area with parking plus vehicle wash
- Various showroom / workshops with offices and mezzanine floors
- Self-contained secure site of just over 1 acre
- Available as a whole or in part - see Promap
- EPC: B

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Description

The premises are currently configured as motorcycle showrooms, workshop and ancillary space. There are 3 buildings on site, two of them are linked and two have mezzanine floors.

There are a range of offices/ancillary space with a mixture of is LED lighting, suspended ceilings, tiled/concrete floor, kitchen and WC facilities and CCTV.

Location

First Drove is located off Fengate in Eastern Industry, an established industrial/commercial area approximately 1.5 miles east of Peterborough city centre.

The Frank Perkins Parkway (A1139) is approximately 1 mile west and forms part of Peterborough's dual carriageway road system which links to the A1(M), A15, A47, and A605.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|-------------------------------------|---------------|-----------------|
| Ground - Kawasaki showroom/workshop | 2,745 | 255.02 |
| 1st - Mezzanine 1 | 2,745 | 255.02 |
| Ground - Linked building | 1,938 | 180.05 |
| Ground - Suzuki Showroom | 11,593 | 1,077.02 |
| 1st - Mezzanine Front | 1,765 | 163.97 |
| 1st - Mezzanine Back | 1,507 | 140 |
| Ground - Honda showroom | 2,530 | 235.04 |
| 1st - Mezzanine 2 | 398 | 36.98 |
| 1st - Mezzanine 3 | 915 | 85.01 |
| Total | 26,136 | 2,428.11 |

Viewings

Strictly by appointment with the sole agents.

Terms

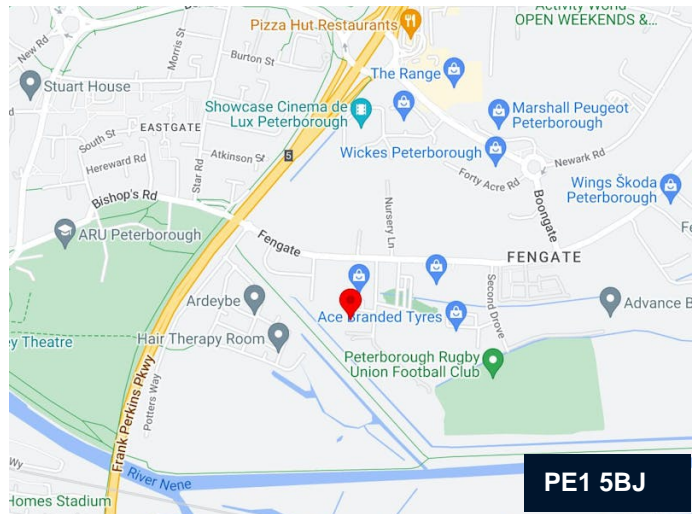
Price and rent on application.

Business Rates

Rates payable: £46,848 per annum

(based upon Rateable Value: £91,500)

For the entire site and buildings.



Contact

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Energy performance certificate (EPC)

| | | |
|---|--|--|
| Wheels Motorcycles First Drove Fengate PETERBOROUGH PE1 5BJ | Energy rating <h1 style="font-size: 2em; margin: 0;">B</h1> | Valid until: 10 March 2034 <hr/> Certificate number: 6726-5484-0538-5150-7616 |
|---|--|--|

| | |
|------------------|---------------------------------|
| Property type | Offices and Workshop Businesses |
| Total floor area | 2,388 square metres |

Rules on letting this property

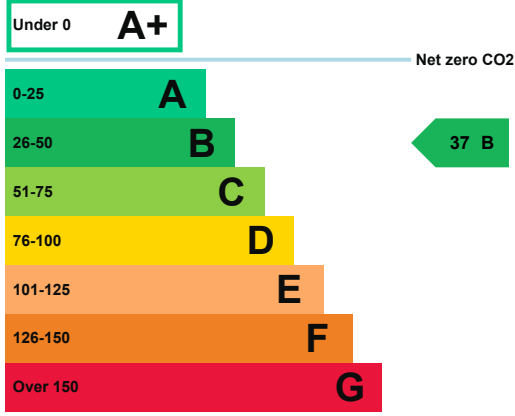
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

11 A

If typical of the existing stock

45 B

Breakdown of this property's energy performance

| | |
|---|---------------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 8.4 |
| Primary energy use (kWh/m ² per year) | 71 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6479-6830-2209-5180-9722\)](/energy-certificate/6479-6830-2209-5180-9722).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

| | |
|-----------------|--|
| Assessor's name | Leanne Wells |
| Telephone | 07763 913515 |
| Email | leanne@epcservicesonline.com |

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

| | |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/018239 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Yes Energy Surveys Ltd |
| Employer address | 35 Leiston Court, Eye, Peterborough, Cambridgeshire, PE6 7WL |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 20 February 2024 |
| Date of certificate | 11 March 2024 |



Getmapping plc 2017.